



For Lease
4540 Spring Stuebner
Spring, TX 77389

Groen Realty Partners
7 Switchbud Place Ste. 192-206
The Woodlands, TX 77380
713-426-6655 Office
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Spring Oaks Plaza

4540 Spring Stuebner, Spring, TX 77380

Year Built: 2017

Available Space:

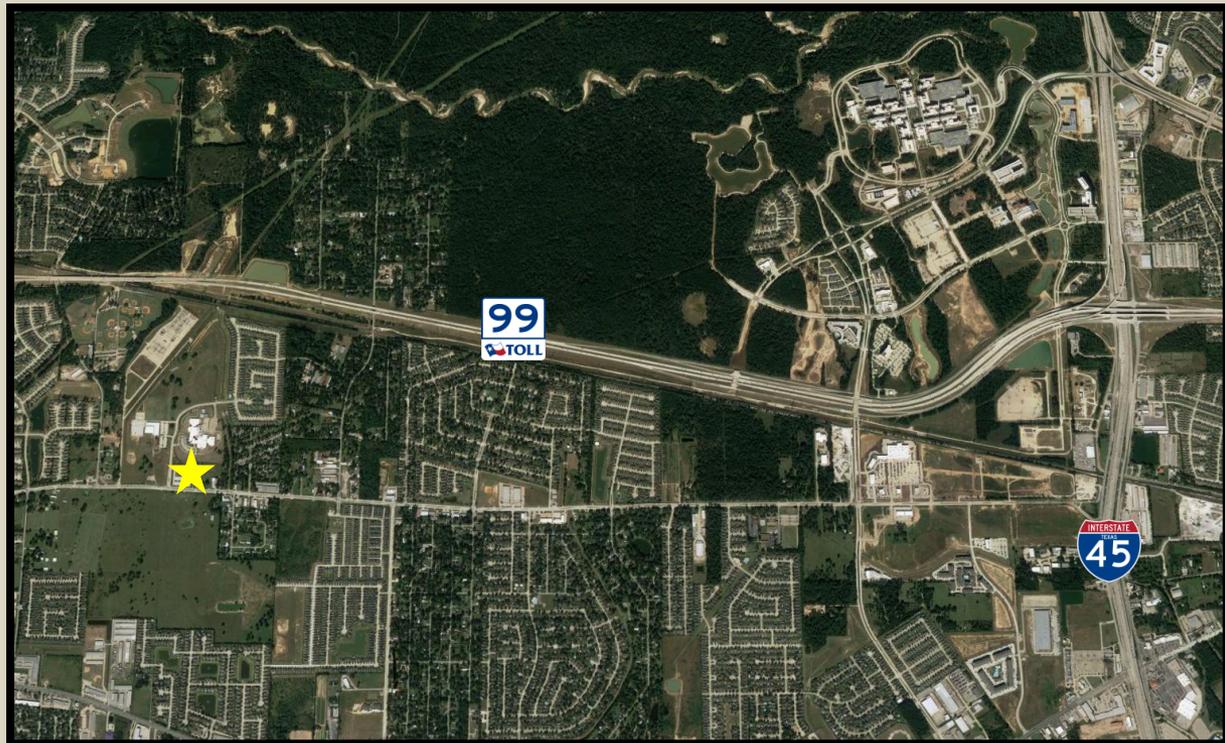
- ❖ Phase 1: 3,373 SF (available now)
- ❖ Phase 2: 10,500 SF
- ❖ Phase 3: 4,000 SF (Build to Suit)

Min. Divisible: 1,200 SF

Rental Rate: \$20.00/SF/YR

NNN: \$7.00/SF/YR

Property Type: Medical/Professional

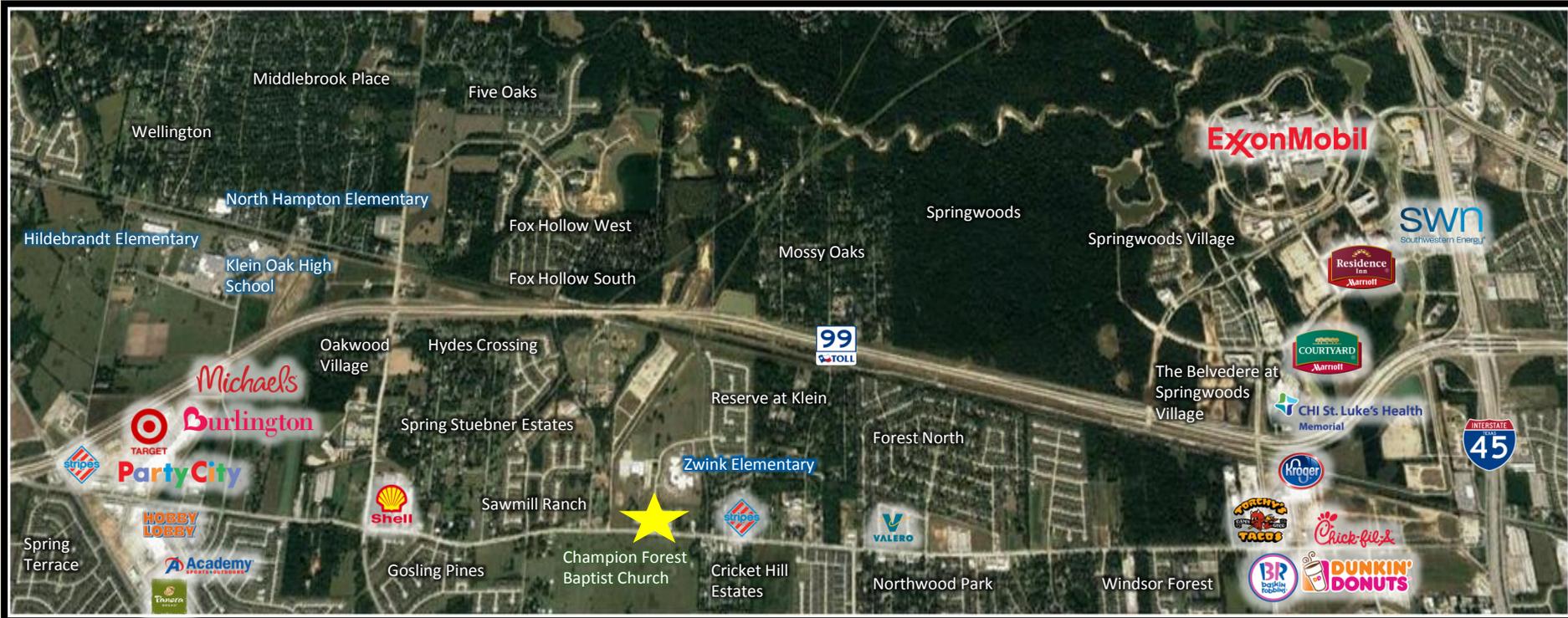


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REALTY PARTNERS

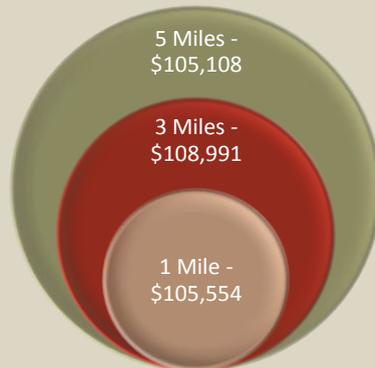
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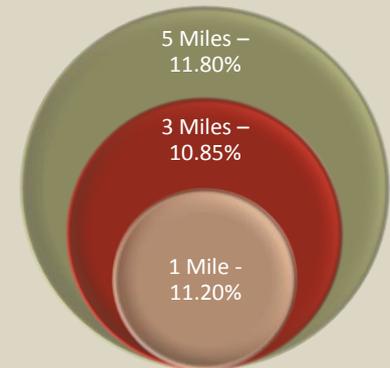
AVERAGE HOUSEHOLD INCOME



POPULATION



POPULATION GROWTH 2012-2016



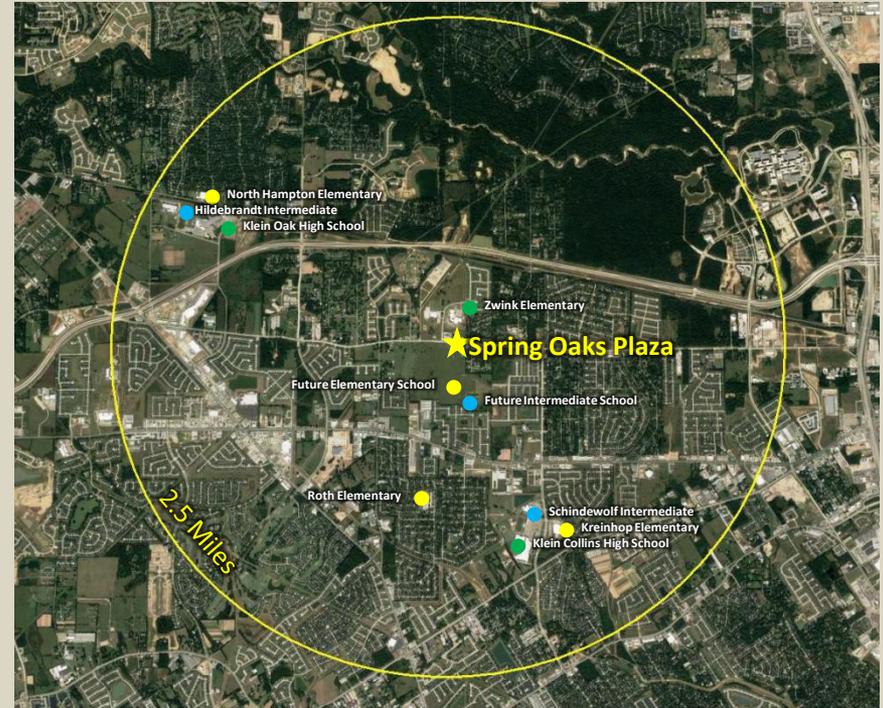
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Situated between Springwoods (ExxonMobil's headquarters) and the new retail development of Grand Parkway Marketplace located at Kuykendahl and US 99, Spring Oaks Plaza is the home of Pediatric Dental Specialists, one of Houston's largest and most successful pediatric dental groups. PDS chose Spring Oaks Plaza due to its central location to the new housing in the northern Spring area and its close proximity to US 99. Spring Oaks Plaza's location gives its tenants an advantage that other centers simply can't match – a professional location with an emphasis on brand exposure. Your company won't be caught up in the sensory overload that is prevalent in most overcrowded centers – ***here your corporate identity will be seen – and remembered.***

Spring Oaks Plaza's current intersection is soon to be converted into traffic signal with extension of Frassati Way southward to provide access to another Klein ISD elementary school. Zwink Elementary is located directly behind the property and has quickly become one of the districts largest elementary schools. A new intermediate school, and Champion Forest Baptist Church's new North Klein Campus are currently under construction. The predominant traffic at this intersection will be families going to/from school or church, making this a very desirable location for any business whose target demographic markets are children and their parents.

In 2018, mobility in the area will begin to get even better. Gosling Road, a major north-south street of The Woodlands will expand to 4-lanes, making Spring Oaks Plaza even more convenient.

Spring Oaks Plaza continues to be the smart choice for those looking for a location that satisfies all of their current corporate needs with an eye to the future.





EQUAL HOUSING
OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker.
- Answer the client's questions and present any offer to or counter-offer from the client, and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with all parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Donald Todd Groen **0591605** **todd@groenrealtypartners.com** **(713)26-6655**
 Licensed Broker /Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name
 Designated Broker of Firm License No. Email Phone
 Licensed Supervisor of Sales Agent/ License No. Email Phone
 Associate
 Sales Agent/Associate's Name License No. Email Phone
 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
 IABS 1-0 Date

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